A User's Guide to the Zoning By-law

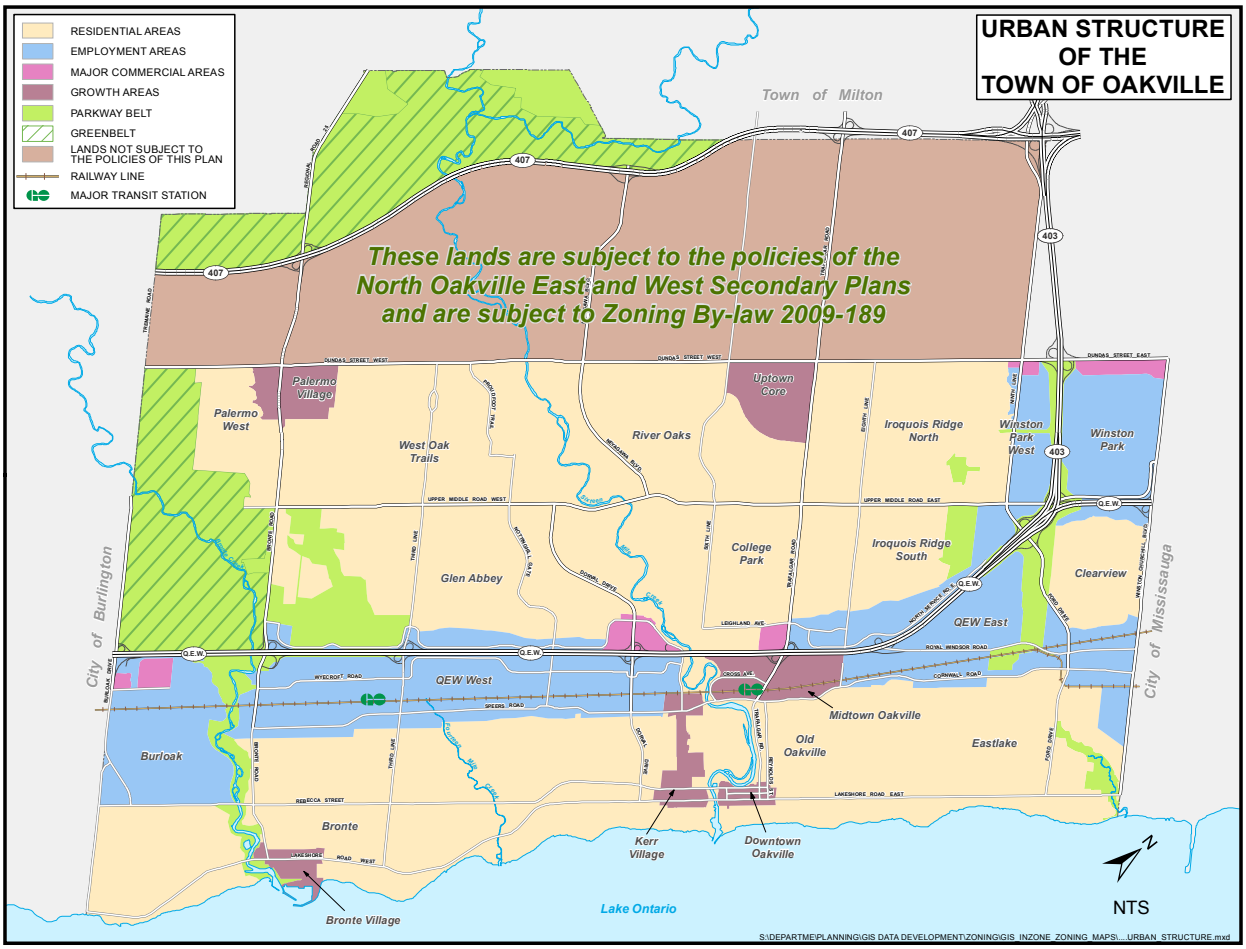
Zoning By-law 2014-014 applies to the lands south of Dundas Street and North of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact a member of the zoning section of Oakville's Building Services department or a planner in the Planning Services department.

Purpose of the Zoning By-law

A zoning by-law is a "rule book" that controls building and development. Zoning by-laws regulate how land and buildings are used, the location of buildings, minimum lot sizes and dimensions, building heights, and other provisions necessary to ensure proper development.

The zoning by-law implements the community vision and policies for future growth and development expressed in the *Town*'s official plan, the Livable Oakville Plan. The zoning by-law puts the Livable Oakville Plan vision and policies into terms, permissions, and numbers that can be measured. The Livable Oakville Plan was unanimously adopted by Council on June 22, 2009, approved with modifications by Halton Region on November 30, 2009, and ultimately approved by the Ontario Municipal Board on May 10, 2011. The Livable Oakville Plan applies to all lands in the *Town of Oakville* south of Dundas Street and north of Highway 407, as shown on the map below.



The overall "urban structure" of Oakville. Lands north of Dundas Street and south of Highway 407 are not subject to the policies of the Livable Oakville Plan. There, the North Oakville Secondary Plans and Zoning By-law 2009-189, both as amended, apply.

A User's Guide to the Zoning By-law

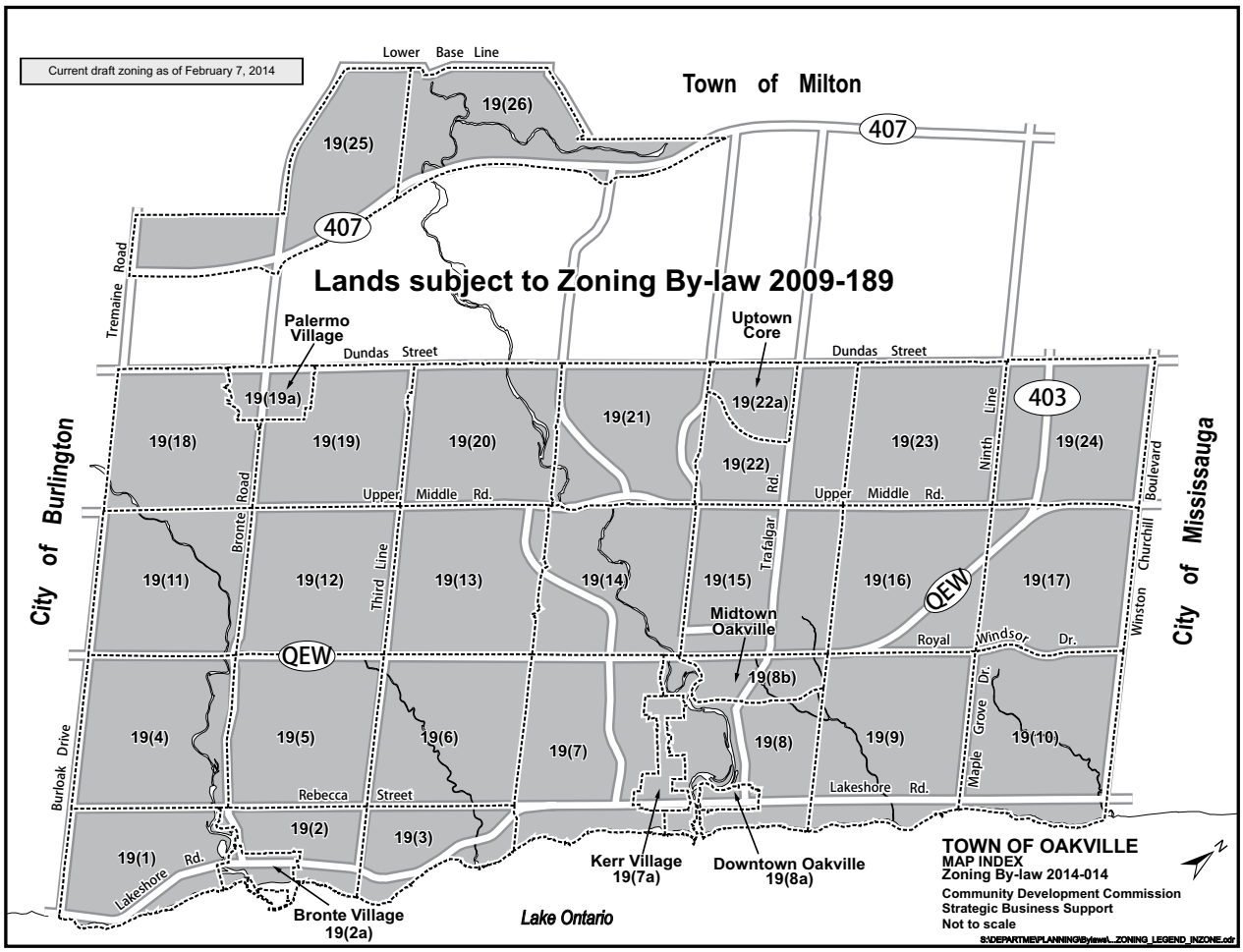
How to Use this By-law

The following six steps describe how to identify what uses can be undertaken and the size of buildings that can be erected on a specific property. Staff in the zoning section of the Building Services department and Planning Services staff are always available to answer your questions and confirm the zoning regulations and planning policies applying to your property:

1. Start with the maps in Part 19 of the By-law to determine your zone

1. Find the map in Part 19 of the Zoning By-law that shows the applicable property. The By-law is divided into 32 maps based upon the grid shown on the following page;
2. Locate the property on the map; and,
3. Determine what *Zone* the property is in.

The *Zones* are identified by a short-form symbol, a series of letters and numbers. For instance, if a property is in the "Community Commercial" *Zone* it will be identified as "C2" on the maps.



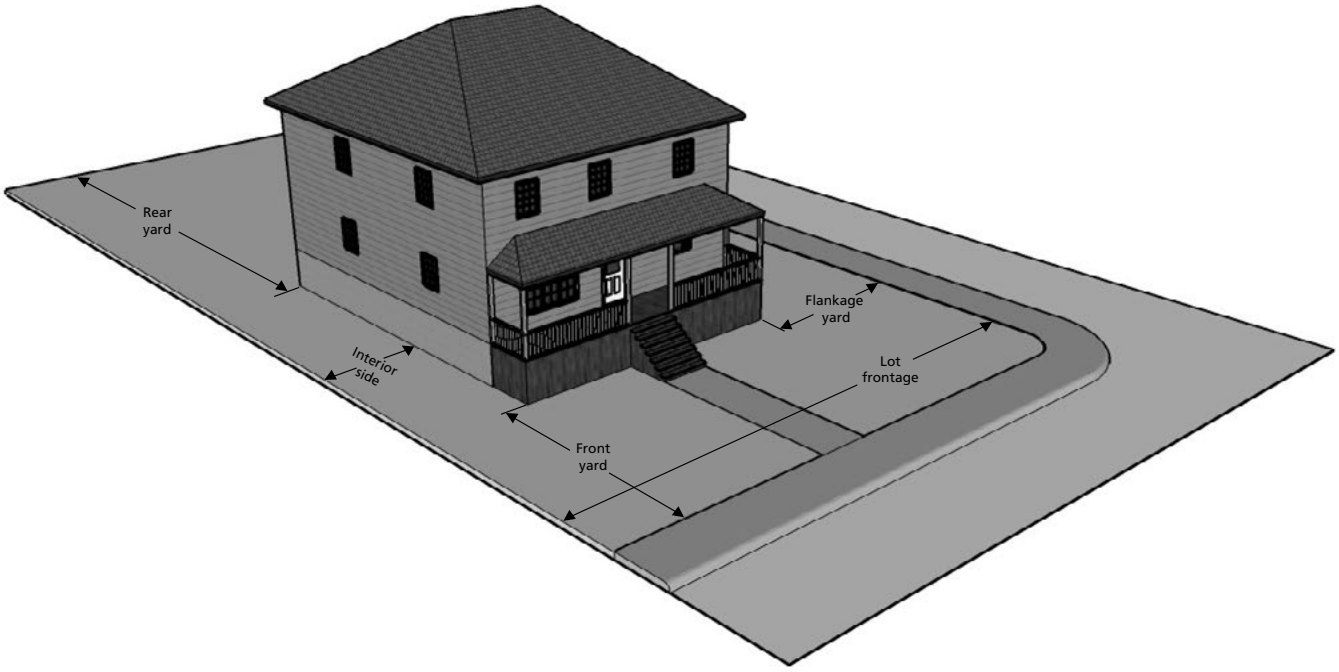
A User's Guide to the Zoning By-law

2. Turn to the appropriate Part of the By-law (Parts 6 through 14) for the use permissions and building regulations applying in your zone.

Parts 6 through 14 of this By-law contain a series of tables. The first tables contain a list of permitted *uses*. The *use* is shown in the left-hand column, and the *zones* in which each *use* is permitted are marked with a "✓" symbol in the appropriate column.

Once the permitted *uses* are known, turn to the next section of the By-law, where the *zone* regulations can be found in a separate table. There are multiple tables in the Residential *Zones* because of the wide range of housing forms and styles in Oakville. Other Parts of the By-law have fewer tables. These regulation tables state what standards apply to any *buildings* and *structures* associated with the permitted *use*. Each *zone* has its own column (in the Residential *Zones*, many *zones* have their own table). Using the Community Commercial C2 *Zone* example above, the *lot* size, *yard*, and *height* requirements are shown in the third column of Table 9.2.

These regulations establish the "*building* envelope" for development on a *lot*. The amount of developable area and the types and sizes of *buildings* allowed are further regulated by other Parts of the By-law.



Additional regulations may follow the *use* permission and *building* regulation tables and should also be reviewed to ensure your building plans comply.

3. Turn to the appropriate Part of the By-law (Parts 15 through 18) for any site- or area-specific provisions applying to your property.

Referring back to step one above, if a property has some additional site- or area-specific provisions, a number will be added to the *zone* symbol on the zoning maps contained in Part 19; for example, "C2^{-54}". These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Part 15 of the By-law.

A User's Guide to the Zoning By-law

If the property is subject to a Holding Provision, the symbol will be preceded by the letter "H" and a number (i.e. "H1-C2"). A Holding Provision restricts the *uses* on a property only to those permitted under the Hold (typically, only existing *uses*), until a series of conditions are cleared. These conditions, and any modified provisions that apply while the Hold is in place, are listed in Part 16 of the By-law.

If the property is subject to an Interim Control By-law, a hatched line overlay will be shown on the property along with a number and letter "i" (i.e. "3i"). These properties are subject to a temporary removal of permitted *uses* or modified *building* or *structure* regulations, pending the completion of a study and potential amendment to the Zoning By-law. These provisions are listed in Part 17 of the By-law.

If the property is subject to a Temporary *Use* By-law, the symbol will be preceded by the letter "T" and a number (i.e. "T1-E2"). The intent of a temporary *use* by-law is to allow a *use* of land temporarily until the ultimate development vision for the area can be achieved through development, or when non-permanent uses are required for a short period of time. These permissions and associated provisions are listed in Part 18 of the By-law.

4. Turn to Part 4 to identify general regulations that apply in all zones.

After determining what standards may apply to a permitted *use* on the property, refer to the General Regulations section of the By-law to determine what provisions in that section may apply to the property. A review of this list will allow identification of regulations which may be applicable and which should then be reviewed.

5. Turn to Part 5 of the By-law for the parking, loading and stacking space requirements for your use.

Part 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, bicycle *parking spaces*, *loading spaces*, and *stacking spaces* with *motor vehicle* queuing (i.e. a *drive-through facility*) or pick-up and drop-off (i.e. school lay-by). Parking and loading regulations include parking and *loading space* dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to all *uses* in all *zones*.

6. Turn to Part 3 to find definitions.

Throughout the By-law, you will find certain words are *italicized*. These are terms which have a definition in the By-law. The definitions are found in Part 3 of the By-law. Reference to the definitions section should be made to ensure a clear understanding of the implications of any italicized term used in the By-law.

Any Further Questions?

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact the *Town* for more information. Staff in the Building Services and Planning Services departments are available Monday through Friday, 8:30 a.m. to 4:30 p.m., to assist with interpreting the *Town's* policies and regulations.

About this Consolidation

This By-law was passed by Council on February 25, 2014, and partially deemed in force by the Ontario Municipal Board (OMB) on February 23, 2015, April 24, 2015 and June 8, 2015 (File No. PL140317). As of the date of this consolidation, certain sections of the By-law are not yet in force, as noted throughout the document.

This consolidation represents the By-law as it has come into force and consolidates the original passed version of Zoning By-law 2014-014 and the following instruments:

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
2014-020	Empire Communities	55, 65 and 71 Speers Road, 66 and 70 Shepherd Road (formerly 521-549 Kerr Street)	April 28, 2014
2014-025	New Horizon Group (Bronte) Inc.	2480, 2488 and 2496 Old Bronte Road	March 17, 2014
2014-036	Garden Townes Inc.	113-131 Garden Drive	April 16, 2014
2014-060	New Horizon Group	3340 Dundas Street West	July 7, 2014
2014-062, PL130321	Dunpar Developments Inc.	2158, 2168, 2180 and 2192 Trafalgar Road	May 2, 2014
2014-075	1066834 Ontario Limited	260 Bronte Road	June 9, 2014
2014-083	1371975 Ontario Limited	3113 Upper Middle Road West	July 7, 2014
2014-108	Town-initiated housekeeping, File No.: 42.25.10	Various locations (mapping amendment)	September 8, 2014
2015-005	Willowbay Rikmar (Ballantry Homes)	2390 Khalsa Gate	January 15, 2015
PL140317	Board Order	Town-wide	February 23, 2015
2015-018	Town-initiated housekeeping, File No.: 42.25.11	Town-wide	March 9, 2015
2015-021	1458408 Ontario Ltd.	331 Sheddon Avenue	April 22, 2015
2015-039	White Oaks Secondary School	1055 and 1075 McCraney Street	April 13, 2015
PL140317	Board Order	Lambert Common, 2201 Bristol Circle, 2087 Upper Middle Road East, 337-339 Trafalgar Road	April 24, 2015
PL140317	Board Order	1177 Invicta Drive, 2035 Upper Middle Road East	June 8, 2015
2015-064	Stateview Homes (Ivory Oaks Gates) Inc.	2295 and 2307 Khalsa Gate	July 6, 2015
2015-067	Chisholm Public School	165 Charnwood Drive	July 6, 2015
2015-076	First Gulf Corporation	610 Chartwell Road (formerly 514 South Service Road)	June 15, 2015
2015-079	Town Initiated Housekeeping	Town-wide	July 6, 2015

Table of Contents

Introductory Pages

Purpose of the Zoning By-law i
How to Use this By-law ii
Any Further Questions? iv

Part 1 – Administration

1.1 Application 1-1
1.2 Repeal of Former By-laws 1-1
1.3 Administration 1-1
1.4 Compliance with this By-law and Certificates of Occupancy 1-1
1.5 Compliance with Other Legislation 1-1
1.6 Penalties 1-1
1.7 Severability 1-1
1.8 Transition Matters 1-2
1.9 Clarifications and Convenience 1-3

Part 2 – Establishment of Zones

2.1 Establishment of Zones 2-1
2.2 Location of Zones 2-2
2.3 Determining Zone Boundaries 2-2
2.4 Special Zone Symbols 2-3
2.5 No Representation on Land Ownership 2-4

Part 3 – Definitions

Part 4 – General Provisions

4.1 Accessory Dwelling Units 4-1
4.2 Accessory Uses 4-1
4.3 Allowable Projections 4-2
4.4 Bed and Breakfast Establishment 4-3
4.5 Detached Dwellings on a Lot 4-3
4.6 Exceptions to Height Provisions 4-3
4.7 Garbage Containers 4-5
4.8 Highway Corridor Setback 4-5
4.9 Home Occupations 4-6
4.10 Infrastructure 4-6
4.11 Landscaping 4-7
4.12 Legal Non-Conformity 4-9
4.13 Lot Frontage Requirements 4-10
4.14 Municipal Services Required 4-10
4.15 0.3 m Reserves 4-10
4.16 Outdoor Swimming Pools and Hot Tubs 4-11

Table of Contents

4.17	Outside Display and Sales Areas	4-11
4.18	Patios	4-11
4.19	Pipeline Setbacks	4-12
4.20	Prohibited Uses	4-13
4.21	Railway Setbacks for Sensitive Land Uses	4-13
4.22	Reduction of Requirements	4-13
4.23	Shipping Containers	4-13
4.24	Sight Triangles	4-14
4.25	Temporary Uses	4-14

Part 5 – Parking, Loading, and Stacking Lane Provisions

5.1	General Provisions	5-1
5.2	Motor Vehicle Parking Spaces	5-2
5.3	Barrier-free Parking Spaces	5-9
5.4	Bicycle Parking Spaces	5-10
5.5	Drive-through Facilities and Stacking Lanes	5-11
5.6	Loading Spaces	5-12
5.7	Aisle Widths and Access Driveways	5-12
5.8	Driveways and Private Garages Associated with Residential Uses	5-13
5.9	Parking Provisions for Other Vehicles Associated with Residential Uses	5-16
5.10	Surface Parking Area Setbacks	5-17
5.11	Vehicles Prohibited in Residential and Mixed Use Zones	5-17

Part 6 – Residential Zones

6.1	List of Applicable Zones	6-1
6.2	Permitted Uses	6-1
6.3	Regulations	6-3
6.4	The -0 Suffix Zone	6-10
6.5	Accessory Buildings and Structures	6-12
6.6	Reduced Minimum Front Yard in Residential Zones	6-12
6.7	Day Cares in Residential Zones	6-13
6.8	Parking Regulations in the Residential Uptown Core (RUC) Zone	6-13
6.9	Parking Structures in Residential Zones	6-13
6.10	Separation of Dwelling Units	6-14

Part 7 – Midtown Oakville Zones

7.1	List of Applicable Zones	7-1
7.2	Permitted Uses	7-1
7.3	Regulations	7-3

Table of Contents

Part 8 – Mixed Use Zones

8.1	List of Applicable Zones	8-1
8.2	Permitted Uses	8-1
8.3	Regulations	8-3
8.4	Location of Functional Servicing	8-5
8.5	Built Heritage Resources Exception	8-5
8.6	Driveway, Parking Structure, and Surface Parking Area Regulations	8-5
8.7	Use of a Basement Permitted	8-6
8.8	Main Wall Proportions	8-6

Part 9 – Commercial Zones

9.1	List of Applicable Zones	9-1
9.2	Permitted Uses	9-1
9.3	Regulations	9-2
9.4	Main Wall Proportions	9-4

Part 10 – Employment Zones

10.1	List of Applicable Zones	10-1
10.2	Permitted Uses	10-1
10.3	Regulations	10-4
10.4	Gatehouses	10-5
10.5	Main Wall Proportions	10-5
10.6	Outside Processing, Outside Storage, and Heavy Vehicle Parking Areas	10-5

Part 11 – Institutional and Community Use Zones

11.1	List of Applicable Zones	11-1
11.2	Permitted Uses	11-1
11.3	Regulations	11-3

Part 12 – Open Space Zones

12.1	List of Applicable Zones	12-1
12.2	Permitted Uses	12-1
12.3	Regulations	12-2

Part 13 – Environmental Zones

13.1	List of Applicable Zones	13-1
13.2	Permitted Uses	13-1
13.3	Regulations	13-2
13.4	Minimum Distance Separation Formulae	13-3

Table of Contents

Part 14 – Other Zones

14.1 List of Applicable Zones 14-1
14.2 Permitted Uses 14-1
14.3 Regulations 14-2

Part 15 – Special Provisions

Part 16 – Holding Provisions

16.1 General Prohibition 16-1
16.2 Exceptions to Prohibition 16-1
16.3 Holding Provisions 16-1

Part 17 – Interim Control By-laws

Part 18 – Temporary Use Permissions

Part 19 – Maps

Part 20 – Enactment

20.1 Effective Date 20-1
20.2 Readings and Signatures 20-1

Appendices to the By-law (Not Operative Parts of the By-law)

Appendix A: Approximate location of the Conservation Authorities' Regulation Limit
Appendix B: Approximate location of the highway and railway corridors
Appendix C: Approximate location of the pipeline corridors

Town of Oakville Zoning By-law 2014-014

Passed by Council on February 25, 2014
OMB partially approved on February 23, 2015, April 24, 2015, and June 8, 2015

A By-law to restrict the *use* of land and the erecting, locating, or using of *buildings* or *structures*, and to regulate the *use* of land, *buildings*, and *structures*.

COUNCIL ENACTS AS FOLLOWS: